

\$435,000 - 398 Simmonds Way, Leduc

MLS® #E4456963

\$435,000

3 Bedroom, 3.00 Bathroom, 1,412 sqft

Single Family on 0.00 Acres

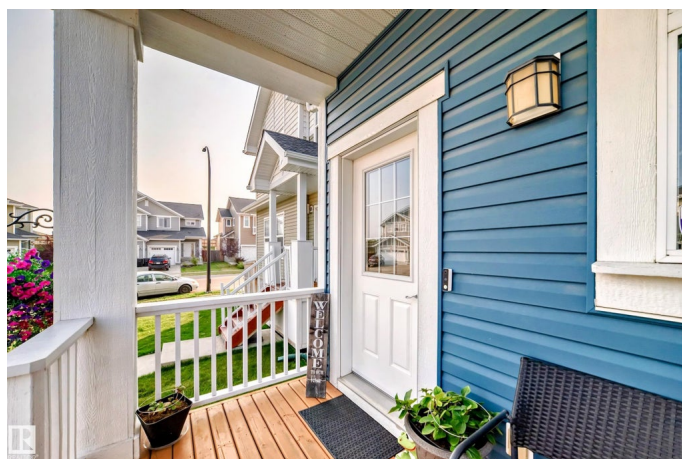
Southfork, Leduc, AB

Perfect starter home! Beautiful 2-Storey home with double detached garage and a fully finished basement. The main floor features brand new laminate flooring throughout the living areas and bathrooms, a bright open-concept design, spacious kitchen with island, plenty of cupboard and counter space, plus a new dishwasher and fridge. Upstairs offers 3 bedrooms, including a primary suite with ensuite. The basement is fully finished with a half bath, providing extra living space and possible 4th bedroom. Additional highlights include central A/C, fenced yard, and a play structure that stays. Move-in ready and perfect for the family!

Built in 2012

Essential Information

MLS® #	E4456963
Price	\$435,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,412
Acres	0.00
Year Built	2012
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	398 Simmonds Way
Area	Leduc
Subdivision	Southfork
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0T9

Amenities

Amenities	Air Conditioner, Deck
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 9th, 2025
Days on Market	6
Zoning	Zone 81

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Listing information last updated on September 15th, 2025 at 7:17am MDT